

Engineering Department

269 E Randall Wobbe Lane Springdale, Arkansas 72764 479,750.8105

DRIVEWAY EXPANSION/CURB CUT PERMIT

Please sign this form and return with a drawing or a written detailed description of your proposed curb cut or driveway to the City of Springdale Engineering Department for review and approval. You must contact the Engineering Department at 479-750-8105 to request an inspection once the curb cut and driveway is formed (before pouring concrete) and once after the concrete is poured. Please call the Engineering Department 24 hours in advance if you need to change the requested inspection time.

DRIVEWAY EXPANSIONS

- 1. Residential driveways shall be a minimum of 4 inches thick --- 6 inches thick if heavy vehicles like vans or SUVs will be parked there regularly. Proposed driveway material must match existing material.
- 2. Dimensions of expansions are to accommodate for one extra 9 foot by 19 foot parking space on the side of driveway opposite of the front door. Expansions may also include access to said space.
- 3. A driveway must slope uniformly, without dipping or depressions, toward the street at a minimum slope of 1 percent to ensure proper drainage. Other dimensions are listed on the following pages.
- 4. The maximum allowed paved surface area in residential zones shall not exceed 40 percent of the total area of the front yard.

CURB CUTS

- 1. Area must be excavated behind curb no more than 8 inches below gutter and 5 feet beyond both ends of cut.
- 2. Curbs must be clearly marked at both ends where cut is to be made.
- 3. Gutter must be clean and free of rocks, dirt and all other debris. NOTE: Curb debris cannot be used for backfill. Permittee is responsible for proper disposal of all concrete debris.
- 4. 8 inches of compacted base (90% standard proctor density) is required underneath curb and gutter.
- 5. 5 foot transitions back to barrier curb are required on both sides of the curb cut.
- 6. All modified curb and gutter must match City's Standard Details. NOTE: Any damage to existing sidewalks must be repaired per City's Standard Details under this permit.

GENERAL CONSTRUCTION

All driveway subgrades shall be compacted to a firm, even surface. Sawcut joints on the driveway apron, from back of sidewalk to curb, shall be at maximum 15 foot intervals, as noted in the residential driveway detail below. Expansion joints shall be set at curb and sidewalk boundaries as well as the end of the curb transitions. Expansion joints on driveway should also be at a maximum of 15 feet apart and provide a joint that is 1/2 inch wide.

The standard for concrete compression strength shall be 3,000 psi. Concrete operations will not be permitted when a descending air temperature falls below 40° F nor resumed until an ascending air temperature reaches 35° F. Placing of concrete on a frozen subgrade will not be permitted. Covering material such as burlap or cotton mats, or plastic sheeting should be used to properly protect the concrete from the effects of rain until the concrete is sufficiently hardened.

Curb Cut/Driveway Expansion permit must be displayed at the property and clearly visible from the street during the duration of construction.

All work must comply with City of Springdale Standard Details for Street and Drainage Construction

I have received a copy of the Curb Cut and Driveway Expansion requirements from the Engineering Department, have read them completely, understand the requirements and corresponding fees, and agree to the conditions of this permit.

Property Owner Signature:	Date:	
Permitting Official Signature:	Date:	



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DRIVEWAY EXPANSION/CURB CUT FEES

- a. A deposit of five hundred dollars (\$500) is required for curb cuts to ensure that no one cuts into and/or removes infrastructure without making the necessary repairs. Once the new curb approach has passed an inspection by the Springdale Engineering Department, the deposit will be returned.
- b. The fee for each driveway expansion or curb cut permit is fifty dollars (\$50), which includes the inspection fee.

If you already have a permit with the City of Springdale Building Department for new construction, you are not required to deposit a cash bond or purchase a separate curb cut permit through the Engineering Department.

Please call the Springdale Engineering Department for an inspection once the driveway and/or curb reconstruction is formed, and once it is complete. Our hours of operation are 8:00 am to 4:30 pm, Monday through Friday, with the exception of holidays.

Chapter 130 - Zoning Ordinance

Sec. 11. Entrance/exit drives.

For all subdivision plats approved after the adoption of this amendment; all vehicular entrance and/or exit drives for all residential uses shall not exceed a maximum slope of fifteen percent (15%) within the required setback area as determined by the zoning ordinance. For all subdivision plats approved prior to the adoption of this amendment; all vehicular entrance and/or exit drives for all residential uses shall not exceed a maximum slope of twenty percent (20%) within the required setback area as determined by the zoning ordinance. All vehicular entrance and/or exit drives for all residential and not residential uses along a street with minor collector or higher classification, as shown on the master street plan shall not exceed a maximum slope of ten percent (10%) within the required setback area as determined by the zoning ordinance.

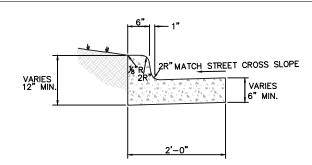
- 1. Minimum width of drive for two-way traffic (commercial): Twenty-four (24) feet.
- 2. Minimum width of drive for one-way traffic: Fifteen (15) feet.
- 3. Minimum width of drive through service lane: Nine (9) feet, with appropriate stacking lanes to avoid conflicts with internal traffic flow.
- 4. Maximum width of drive: Forty (40) feet.
- 5. Minimum radius to the face of the curb: Twenty-five (25) feet.
- 6. Minimum distance between drives on adjoining properties: Fifty (50) feet.
- 7. Minimum distance between drives on single tract: One hundred fifty (150) feet.
- 8. Minimum distance of drive from the project curb line at the street intersection:

Local Streets: Forty (40) feet;

Minor Collector Street: Sixty (60) feet; Major Collector Street: Eighty (80) feet;

Arterial and Boulevard Streets: One hundred twenty (120) feet

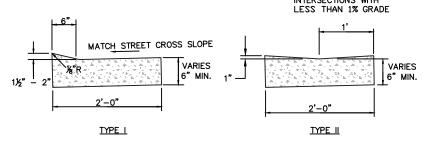
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STANDARD CURB AND GUTTER

NOT TO SCALE

TO BE USED AT STREET INTERSECTIONS WITH



MODIFIED CURB AND GUTTER

NOT TO SCALE

NOTES:

- 1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7 % AIR ENTRAINMENT.
- 2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
- 3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
- 4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
- 5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
- 6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS — SEE DETAIL) OR AS DIRECTED BY FINGINFER

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

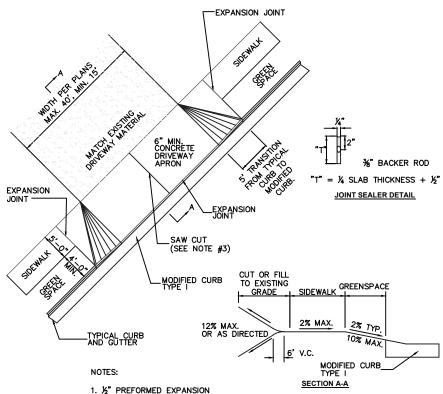
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

SECTION A
TYPICAL STREET
SECTIONS & DETAILS

FILE NO. SD-A-12





1. ½" PREFORMED EXPANSION
MATERIAL CONFORMING TO AASHTO
M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED IN LOCATIONS SHOWN, OR
AS DIRECTED BY ENGINEER.

- 2. DRIVEWAY SECTION BEHIND APRON SHALL BE 6" AGGREGATE BASE COURSE FOR EXISTING GRAVEL DRIVES, 2" ASPHALT W/ 4" AGGREGATE BASE COURSE FOR EXISTING ASPHALT DRIVES, OR 4" CONCRETE FOR EXISTING CONCRETE DRIVES TO MATCH EXISTING D/W SURFACE MATERIAL.
- 3. CONCRETE DRIVEWAY APRON TO BE SAWCUT AT 15' INTERVALS AS SHOWN, AND FILLED WITH APPROVED JOINT SEALER (SEE DETAIL).
- 4. CONCRETE DRIVEWAYS TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

RESIDENTIAL DRIVEWAY DETAIL

NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

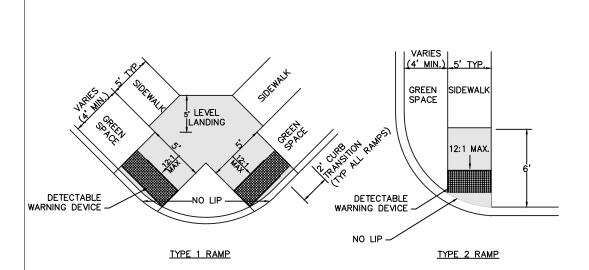
SECTION B
TYPICAL STREET, DRIVEWAY &
SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-4

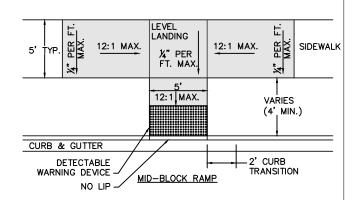


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NOTES:

- 1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
- 2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
- 3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
- 4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.



HANDICAP RAMP DETAILS

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

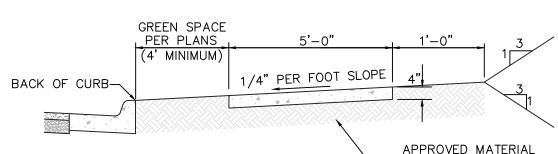
SECTION B
TYPICAL STREET, DRIVEWAY &
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DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-2



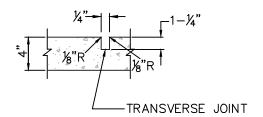
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NOTES:

- 1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
- 2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
- 3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
- 4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
- 5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4-7% AIR ENTRAINMENT.

COMPACTED TO 90% OF STANDARD PROCTOR DENSITY PER ASTM D698



SIDEWALK DETAIL

NOT TO SCALE

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STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY &
SIDEWALK DETAILS

DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

FILE NO. SD-B-1



Sec. 114-56. - Parking restrictions in residential zoned districts.

- (b) Commercial vehicle. No commercial vehicle (as defined in section 114-57) shall be parked or stored in any residentially zoned district of the city, or in any platted subdivision zoned agricultural on lots less than one acre in size, as shown on the official zoning map, and shall not be parked or stored in the street right-of-way.
- (c) Parking any motor vehicle on unpaved area prohibited. Subject to section 114-58, no parking, displaying, or storing of any motor vehicle shall be permitted on any grass surface, gravel surface, or other unpaved area in any residential zone, or in any platted subdivision zoned agricultural on lots less than one acre insize, except that:
 - (1) One parking space may be located on the grass in a required front set back adjacent to and parallel to the current driveway located on the property. The size of such parking space shall not exceed 9' x 19'. Access to such parking space shall be by way of the property's driveway, not by driving over the curb, and shall be located on the opposite side of the driveway from the primary entrance to the residential structure. If the parking space is not maintained with adequate grasses to keep the area from becoming rutted, muddy and/or soil from being blown or washed away, such parking area shall be paved by the property owner by obtaining an expanded parkingpermit
 - (2) An expanded parking permit may be obtained to expand an existing driveway. The expansion must be in a required front set back adjacent to and parallel to the current driveway located on the property, where geographic conditions are favorable. The expansion shall be located on the opposite side of the driveway from the primary entrance to the residential structure, and shall be constructed in accordance with the City of Springdale "Residential Driveway Detail. Provided, however, that the maximum allowed paved surface area shall not exceed 40 percent of the total area of the front yard. The expanded parking permit shall be obtained from the Springdale Engineering Department by the owner of the property on which the expanded parking is sought, and shall include inspections of the driveway expansion area by the Springdale Engineering Department before and after installation of the expanded parking area. The expanded parking permit shall cost \$50.00 upon application of the permit in conjunction with a curb cut permit which is also obtained at the Springdale Engineering Department. No curb cut will be required if the expanded parking area can be accessed by way of an existing driveway without driving over the curb. All expanded parking areas shall be concrete, unless the existing driveway is asphalt, in which case the expanded parkingarea shall consist of asphalt.
- (d) Storage or parking of motor vehicles. The storage or parking of motor vehicles in any side yard or rear/back yard of property in any residential zone, or in any platted subdivision zoned agricultural on lots less than one acre in size, shall be prohibited, unless the property has a detached garage located in the side or rear year used for the parking of a motor vehicle.
- (e) Unpaved driveways. Properties on which an unpaved driveway existed as of the date of the passage of this section would not be required to pave, but would be subject to all other restrictions contained herein. Provided, however, any such driveways would be required to be paved if the use and maintenance of such driveway and parking area lapses for a period of one year or if the use served by such driveway is expanded.
- (f) Variances. In instances where strict enforcement of the requirements of subsections (b), (c), and (d) would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of this chapter, the planning commission may grant requests for variances of the requirements of subsections (b) and (c) according to the following guidelines:
 - (1) The planning commission may modify such requirements to the extent deemed just and proper so as to relieve such difficulty or hardship, provided that such relief may be granted without detriment to the public interest.